



The Georgetowner

A monthly Georgetown Community Services Association
Publication

May, 2015

Mission Statement

To preserve and enhance property values and amenities by maintaining common property, collecting and disbursing assessments, promoting safety and welfare of residents, and enforcing governing documents.

Vision Statement

To become a world-class Homeowners Association that is characterized by wise resource management, proactive problem resolution, superior amenities, and top-notch member service.

Core Values

We are member oriented.

We operate with courtesy, sensitivity, and integrity.

We are committed to excellence.

People are our most important resource.

We work as a team and advocate teamwork.

President's Corner

The Association has been receiving recent complaints regarding pet owners who are not being considerate of their neighbors. Some dogs are allowed to bark incessantly, and a few dog and cat owners are allowing their pets to use neighbors' lawns or common areas as their restrooms without picking up behind them. Last month, there was a roaming dog (or two) in Village green that went after a cat sitting on a parked car and managed to do over \$4,000 in damage to the

vehicle. It doesn't take many of these cases to drive down property values. I encourage everyone to be good neighbors and responsible pet owners. Thank you. Best regards, Mike Richardson.

Annual Elections

The annual election for Board of Directors is underway. Anyone interested in running for one of the four open seats can come by the office and pick up a Candidacy Petition. A copy of the petition may also be printed from our web site: www.georgetowncsa.com. Completed petitions must be returned by April 24th. Ballots will be mailed on May 5th and are due back by June 8th. Ballots will be counted and the results announced at the Association's Annual Meeting scheduled for Tuesday, June 9th at 7:00 p.m.

Community Yard Sale

On Saturday, May 9th, the Association will be sponsoring a community yard sale at the Southside Clubhouse parking lot. Set-up will be allowed between 6:30-7:45 a.m. with the event being open to the public from 8:00 a.m. to 12:00 noon. Sales participation is free, but members and residents who wish to be a seller must register in person at the office. We will have 15 stalls with one 2x8 table available on a first-come basis. There is a limit of one stall per family. Parking will be allowed on the right-hand, south-bound lane of King George Boulevard between the LDS Church and Red Fox Drive. All unsold merchandise and trash must be removed no later than 12:30 p.m. For safety and legal reasons, no food, drugs/medications, weapons, ammunition, or hazardous chemicals/materials can be brought on site and sold, bartered or otherwise distributed.



2015 Pool Schedule

The Southside pools will open on May 11th and close on September 27th. The Northside pools will open on Memorial Day (May 25th) and close on Labor Day (September 7th). The hours for both pools will be 10:00 a.m. to 8:00 p.m. Pool rules remain the same as in previous years and a copy of the rules can be viewed at our web site: www.georgetowncsa.com under the Services tab.



Lawn Notice Extension Approved

As mentioned in the last newsletter, the Board has recently approved extending the lawn notice deadline from 8:00 a.m. to noon on Mondays. Weekly inspections will continue to be held on Mondays with notice letters being mailed on Tuesdays by both regular and certified mail. Extensions are liberally granted if calls are made to the Inspector by the deadline. We appreciate the fact that the vast majority of our homeowners maintain their property without the need for notices...and that most of those who do receive notices call or get the work accomplished by the established deadline. The recently approved deadline extension should increase that percentage.



Trashcan Concealment

As a reminder, Article III, Section E, Paragraph 1 of the Architectural Guidelines states, "All property in Georgetown shall be kept in good order and free of debris, including...concealing trash cans and other items for disposal except for within 24 hours of scheduled pick-up..." The American Heritage Dictionary defines "concealed" as "to keep from being seen, found, or observed." If you can see the container from the street, you are likely to receive a notice from the ARB Inspector. Most homeowners comply with the rule by keeping their can behind a privacy fence or in the garage.

Siding Cleaning

Green may be a pleasant color for many applications, but it is not appealing when it comes in the form of mildew on the siding of your home. For better or worse, we all live in this semi-tropical environment where mold and mildew spreads like wildfire—particular in the shady areas and the portions of the home that face north. If you don't own a pressure washer, or don't feel like doing it yourself, there are a number of companies in the area that will provide this service. Prices vary by the size of the home, but typically runs between \$100-\$200. Everyone wants higher property values, and no one enjoys getting siding violation notices from the Architectural Review Board, so please help by keeping your siding clean. Thank you.



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Collection Procedures

Please remember that **payments are due on the first of each month** and become past due after 30 days and finance charges begin to accrue. When an account becomes over 60 days past due, or 30 days past due for the second time in a calendar year, the remainder of that year's assessments are added to the account and are due in full at that point. Once the remainder of the year's assessments has been posted, it will not be removed in trade for partial payments. Accounts over 60 days in arrears (or 30 days for a second time that year) will also receive a Lien Warning Notice which says that if the account is not paid in full within 10 days, a lien will be filed against the property. Subsequent collection actions include filing law suits and garnishment actions as needed. The cost of collection actions, including but not limited to reasonable attorney's fees, court fees, and admin fees will be posted to past due accounts at the appropriate point in the process.



Monthly Payment E-mail Reminders

If you would like to receive a monthly e-mail reminding you that the monthly assessment is due, please let us know via e-mail. Our address is:

gm@georgetowncsa.com

May Calendar of Events

May 5	7:30	ARB Meeting (SS)
May 9	8:00	Community Yard Sale (SS)
May 11	10:00	South Side Pools Opens
May 12	7:45	BOD Meeting (SS)
May 19	7:30	ARB Meeting (SS)
May 19	6:00	Village Green Neighborhood Watch
May 25	10:00	Northside Pools Open
May 25		Memorial Day, Office & Fitness Center Closed

Remainder of Year

June 8th	Election Ballots Due
June 9th	Annual Meeting of Members
July 3rd	4th of July Holiday, Office and Fitness Center closed
Sept 7th	Labor Day, Office and Fitness Center Closed
	Northside Pools Open on Weekends
Sept 8th	Parcel Budget Hearings
Sept 12th	Community Yard Sale
Sept 27th	All Pools Closed for Season
Oct 13th	CSA Budget Hearing 7:00 p.m.
Oct 30th	Fallfest/Halloween Party
Nov 26th-27th	Thanksgiving, Office and Fitness Center Closed
Dec 12th	Breakfast with Santa
Dec 24th	Office and Fitness Center closes at noon
Dec 25th	Christmas, Office and Fitness Center Closed
Dec 31st	Office and Fitness Center Closes at noon

Routine Events: ARB Meetings (1st & 3rd Tuesdays); Board of Directors Meetings (2nd Tuesday); Village Green Watch (3rd Tuesday, 1st month of each quarter)

Yard Waste Pick-up

Please help keep the neighborhoods looking nice (and enhance property values) by keeping the leaves and pine straw picked up. Chatham County Public Works Department picks up yard waste curb-side every Monday. Clippings, leaves, and/or straw must be put in reusable containers or in paper bags (available at hardware stores). Cut up limbs and brush may be placed neatly at the curb for pick-up. The use of plastic bags is not authorized. Yard waste may not be placed curb-side earlier than 6 p.m. on Sunday evenings.

Banquet Rooms Available for Rent

As a reminder, the Association has two nice banquet rooms available for weekend rental. Rentals are available from 5:00 p.m. – 12:00 p.m. on Fridays, and from 8:00 a.m.-12:00 p.m. on Saturdays 8:00 a.m.-10:00 p.m. on Sundays. Pricing information and a copy of the contract can be obtained at the office or at our web site: www.georgetowncsa.com.



CSA Board Members

Mike Richardson (President)
Renee Rabbitt (Vice President)
Warren Smith (Sec/Treasurer)
Robin Byers
David Campbell
John Sewell
Marlin Clifton
Melissa Friel
Dorothy Strong

Architectural Review Board Members

Robert Smith (Chairman)
Warren Smith
Renee Rabbitt
Robin Byers
Mike Richardson
Matthew Delano
Raymond Sili (Coordinator)



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